



25 Mount Avenue



# 25 Mount Avenue Chalkwell Essex SS0 8PS

Home Of Leigh are privileged with instructions to offer for sale this surprisingly spacious five bedroom detached family home located in one of Chalkwell's most sought after turnings which has been the subject of a recent refurbishment programme and now offers stunning living accommodation over three floors.

The accommodation comprises; spacious entrance hall, lounge, separate study, utility room and ground floor WC plus an incredible open plan kitchen, living and dining area with bi-fold doors overlooking the rear garden.

The first floor benefits from a family bathroom and four well appointed double bedrooms - two of which boast walk-in closets and share a Jack & Jill en suite shower room whilst to the top floor there is a huge master suite complete with bedroom, walk-in closet, en suite shower room and estuary views.

Externally there is a well tended west backing rear garden with access to a double garage whilst the front is block paved providing off street parking for several vehicles.



Situated on Mount Avenue, a sought-after residential road within the 'Chalkwell Hall Estate' in Westcliff-on-Sea, this exceptional detached house is within immediate proximity of nearby seafront, local park and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. The property also falls within catchment for Chalkwell Hall Schools.

## Accommodation Comprises:

The property is approached via part glazed double doors leading to:

### Entrance Hall 22'10 (reducing to) 10'1 x 22'3 (max)

An impressive and spacious entrance hall with double glazed window to side aspect, wood flooring, power points, smooth plastered ceiling with inset spotlighting, stairs leading to the first floor landing with large under stairs storage cupboard, two radiators, doors to accommodation off.

### Lounge 16'0 x 15'0

A great size main reception room with double glazed window to front aspect, carpeted, power points, smooth plastered ceiling, two led light coloured windows to side aspect, radiator.

### Study 11'0 x 9'1

Double glazed window to side aspect, wood flooring, power points, smooth plastered ceiling, radiator.



**Open Plan Kitchen & Family Room** 28'0 (max) x 24'3

An incredible open plan kitchen, dining and family room with double glazed window to side aspect and two sets of double glazed bi folding doors to the rear giving access to the garden. The kitchen is fitted to include a one and a half bowl sink unit with mixer tap, inset into a range of square edge work surfaces continuing to the expanse of most walls with cupboards and drawers beneath, integrated double oven, four ring hob with extractor hood above, integrated dishwasher, appliance space for fridge/freezer, central island with matching work tops and drawers beneath with bar stool seating around, two coloured led light windows to side aspect, wood flooring, power points, smooth plastered ceiling with inset spotlighting, vertical radiator, two additional radiators, door to utility room.

**Utility Room** 10'10 x 6'7

Double glazed window and door to side aspect, stainless steel single drainer sink unit with mixer tap inset into a range of roll edge work surfaces with cupboards beneath, appliance space and plumbing for washing machine and



drier, floor standing Mega-flow system, smooth plastered ceiling with inset spotlighting, wood flooring, door to:

**WC** 7'8 x 2'0

Double glazed obscure window to side aspect, modern two piece suite comprising; low level WC, wash hand basin with mixer tap with vanity unit beneath, wood flooring, smooth plastered ceiling.

**First Floor Landing** 20'0 x 13'0 (max)

A great size landing with double glazed obscure window to side aspect, carpeted, power points, stairs leading to the second floor landing, radiator, doors to accommodation off.

**Bedroom Two** 16'8 x 13'1

Double glazed window to front aspect with views down Mount Avenue towards the estuary, carpeted, power points, smooth plastered ceiling, radiator.

**Bedroom Three** 14'10 x 13'2

Two double glazed windows to front and side aspects with estuary views, carpeted, power points, smooth plastered ceiling, radiator, door to Jack & Jill en suite shower room, door to walk-in closet.

**Walk-in Closet** 7'8 x 5'0

Carpeted, smooth plastered ceiling with inset spotlighting, ample space for wardrobes.

**Bedroom Four** 14'0 x 13'2

Double glazed window to rear aspect, carpeted, power points, smooth plastered ceiling, radiator, door to Jack & Jill en suite shower room, door to walk-in closet.

**Walk-in Closet** 6'8 x 5'9

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, ample space for wardrobes.



**Jack & Jill En Suite Shower Room** 7'9 x 7'7

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Bedroom Five** 10'6 x 8'6

Double glazed window to rear aspect, carpeted, power points, smooth plastered ceiling with inset spotlighting, radiator.

**Family Bathroom** 8'8 x 7'3

Double glazed obscure window to side aspect, four piece suite comprising; floor standing bath with mixer tap, low level WC, fully tiled shower cubicle, pedestal wash hand basin, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Second Floor Landing** 9'6 x 6'0

Double glazed obscure window to side aspect, carpeted, smooth plastered ceiling, door to:

**Master Bedroom** 26'4 x 16'1 (reducing to) 13'6

A fantastic size master bedroom with five Velux windows to front and side aspect with estuary views, smooth plastered ceiling with inset spotlighting, built-in eaves storage cupboard, two radiators, doors to en suite shower room and walk-in closet.

**Walk-in Closet** 11'7 x 5'10

Double glazed obscure window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, ample space for wardrobes.

**En-Suite Shower Room** 7'7 x 5'10

Double glazed obscure window to side aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally**

**Rear Garden**

The property benefits from a west backing rear garden which commences with an attractive paved patio area to the immediate rear which continues down to the side of the property in front of the garage. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing, outside water tap, side access to the front of the property and access to the garage, external power sockets.

**Front Garden**

The front of the property is block paved providing off street parking for several vehicles with gates to the side leading to rear garden and further access to the garage, external power sockets.

**Parking**

Garage with up and over door, personal door to side and parking for two vehicles.









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Guide Price: £1,350,000 Freehold

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